



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE

REFER TO FILE: **PM-3**

March 20, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PITCHESS DETENTION CENTER PROJECT  
AWARD AGREEMENT - SPECS. 6842; C.P. 77520  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND  
THE SHERIFF THAT YOUR BOARD:**

Award and authorize the Director of Public Works to execute an Agreement with DMJM H&N to provide programming and architect/engineer services for the Pitchess Detention Center project for a \$2,300,000 not-to-exceed fee funded by Capital Project (C.P.) 77520 and to establish the effective date following Board approval.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approving the recommended action will allow Public Works to initiate programming and architect/engineer services for the Pitchess Detention Center project.

The Pitchess Detention Center is located at 29310 The Old Road, Castaic, in the northern area of the County of Los Angeles. The Pitchess Detention Center is situated in a rural ranch-like environment and consists of several buildings.

On August 1, 2006, your Board approved the design and construction of new female barracks at Pitchess Detention Center with a 1,024 rated bed capacity and a new cogeneration plant. The proposed project site at Pitchess Detention Center is located between the South and East Facilities. The project will include new barracks to house the inmates and buildings to accommodate inmate support functions, such as medical programs, inmate services, and visitation, as well as custody staff and administrative support functions. The work will also include all site improvements and security needs to create a medium security custody facility. To develop and deliver the project in the most efficient manner, a design-build approach is recommended.

The recommended programming and architect/engineer services will analyze the existing site and develop program/schematic design concepts and Design-Build Bridging documents. During the second quarter of 2008, following completion of the Design-Build Bridging documents, we plan to return to your Board with recommendations regarding the contracting process, project costs, and funding.

Pursuant to the County's Energy and Environmental Policy, design activities will include a review of sustainable or "green" design features that can be incorporated into the project scope and a determination of the potential for certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program at a silver or higher level. We will return to your Board with LEED commissioning and measurement recommendations with our final project recommendations.

### **Implementation of Strategic Plan Goals**

This action meets the County Strategic Plan Goals of Public Safety by increasing the safety and security of all residents and Community Services by improving the quality of life for the community.

### **FISCAL IMPACT/FINANCING**

The preliminary Pitchess Detention Center project budget, including construction, plans and specifications, civic art allocations, consultant services, jurisdictional agency reviews, and County services, is estimated at \$136,613,000. A detailed budget breakdown will be presented to your Board for approval at the completion of the programming/design phase.

The recommended Agreement is for a \$2,300,000 not-to-exceed fee. Sufficient funds are available in the Fiscal Year 2006-07 Capital Projects/Refurbishments Budget, C.P. 77520, for awarding the recommended Agreement.

In conjunction with your Board's Civic Art Policy, since a detailed project budget has not been established, we plan to encumber \$100,000 against the project, C.P. 77520, to fund services provided by staff from the Arts Commission. This amount will be included as part of any future allocation of funds for the Civic Art Program for this project.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard Agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this Agreement, DMJM H&N is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

As required by your Board's Civic Art Policy adopted on December 7, 2004, 1 percent of the project's design and construction costs, not-to-exceed \$1,000,000, will be transferred to the Civic Art Fund when we return to your Board to adopt and advertise plans and specifications.

DMJM H&N is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

### **ENVIRONMENTAL DOCUMENTATION**

Awarding this Agreement will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to construct the project.

## **CONTRACTING PROCESS**

On August 24, 2006, the Architectural Evaluation Board (AEB) recommended 14 firms to be considered for performing the professional services for the project. On October 25, 2006, Public Works issued a Request for Proposals to 14 firms and on November 27, 2006, two firms submitted proposals for evaluation. The proposals were evaluated by a panel of members from Public Works, Sheriff, and Chief Administrative Office based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of work requirements. These evaluations were completed without regard to race, creed, color, or gender. Based on the review and evaluation of the proposals, DMJM H&N was found to be the firm best qualified to perform these services.

As requested by your Board on January 29, 2002, the Request for Proposals included a Cost of Living Adjustment (COLA) Provision. This Contract includes the required COLA language and complies with County policy.

The list of firms that received the Request for Proposals was promulgated by the AEB. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design services. In addition, as requested by your Board on February 3, 1998, this Contract opportunity was listed on the Doing Business with Us website.

DMJM H&N has agreed to provide the services for a total \$2,300,000 not-to-exceed fee. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Public Works has evaluated and determined that County Code 2.201 (Living Wage Program) does not apply to the recommended Agreement as this Agreement is for non-Proposition A services.

DMJM H&N's Community Business Enterprises participation data (20 percent) and 3-year contracting history with the County are on file with Public Works.

The Agreement requires the consultant to pay its employees applicable prevailing wages in accordance with the California Labor Code.

The Honorable Board of Supervisors  
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**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the recommended services.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Sheriff, and Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

LEROY D. BACA  
Sheriff

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cc: Auditor-Controller  
County Counsel  
Office of Affirmative Action Compliance  
Department of Public Social Services (GAIN/GROW Program)